

Housing Inspection and Certification

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The City of West Lafayette has an established rental housing inspection program in order to safeguard the interests of property owners and the character of neighborhoods, and to protect the public health, safety, and welfare of individuals living in the city. The program is operated by the Department of Development.

What is considered a rental, when are rental properties inspected, and who is responsible?

Every rental property, which includes renting a room or sharing expenses, must be certified by the city. For a property to be certified, the owner or the manager must apply for a certificate, be inspected for compliance with a housing code, pay fees and be subsequently certified. Rental properties may be inspected annually, every two years, or every four years depending upon location and how the property is used (a house or an apartment building). The property owner is ultimately responsible for compliance with the code; however tenants are responsible for the cleanliness and sanitary conditions of their dwelling and the yard areas if required by their lease. To view the Inspection and Certification of Rental Housing regulations in detail please go to [Chapter 117](#) of the West Lafayette City Code

Summary of the Rental Housing Certificate Requirements

Occupancy Limitations (Chapter 102, West Lafayette City Code: {New Unified Zoning Ordinance of Tippecanoe County Section 1-10-2: Definitions}):

- A) For residential areas Zoned R-1, R1a, R-1b, R-1U and R-2: The maximum occupancy is a family which is defined as "one or more persons related by blood (to the degree of first cousin), marriage or adoption plus not more than two unrelated persons living as a single housekeeping unit". In the case of no relation then the maximum number of occupants is three including the owner of the property.
- B) In areas zoned to allow multi-family apartments: Shared Housing: A maximum of four persons per dwelling unit with not more than 2 persons per bedroom.
- C) In multi-family apartments constructed after January 1, 1989 the occupancy limits are determined by the size of the unit. Questions on specific properties should be directed to the Code Enforcement Department.

The West Lafayette Housing-Property Maintenance Code

The Housing-Property Maintenance Code establishes minimum standards that cover all aspects of the property. The code includes but is not limited to the following:

Exterior property area maintenance, including the grass height, sidewalks and vehicle parking.

Exterior, interior and accessory structures: This includes walls, windows, doors, ceilings, roofs, siding, porches, chimneys, etc. All components must be structurally sound and maintained which includes being properly covered (paint, siding, etc.) to prevent deterioration.

Plumbing, Electrical and Mechanical Systems: All systems and equipment should be operable, capable of performing the function intended, properly installed and maintained.

Fire Safety: Smoke detectors and in newer properties fire alarm and fire sprinkler systems must be operable, properly installed and maintained. All emergency exits and exiting systems must be maintained in proper working condition.

All dwelling units and rooms must meet minimal space and window requirements to be considered habitable.

All dwelling units and rooms must be kept in a clean and sanitary condition. The occupants of individual units are responsible for the cleanliness of their unit. Cleanliness of common areas such as halls and exterior areas and providing adequate garbage/rubbish facilities is the responsibility of the property owner unless spelled out in the lease.

For additional information on Housing Inspection and Certification contact the Department of Development at 775-5160.